

REGULAR MEETING PLANNING COMMISSION AGENDA

Rialto Middle School
Multi-Purpose Room
1262 West Rialto Avenue
Rialto, California 92376

Wednesday
May 26, 2010
6:00 p.m.

Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed 3 minutes to address the Planning Commission.

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

NEXT RESOLUTION NO. 10-30

1. **CALL TO ORDER**

TIME: _____

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Beth George, Chair

Dale Estvander, Vice Chair

Artist Gilbert

Jerry Gutierrez

Pauline Tidler

Al Twine

John Peukert

Jim Erickson, Asst. City Attorney

Michael E. Story, Director

Gina Gibson, Senior Planner

Daniel Casey, Asst. Planner

Liz Maine, Commission Secretary

4. **ORAL COMMUNICATION FROM THE AUDIENCE**
(ITEMS NOT ON THE AGENDA)

5. **PUBLIC HEARING**

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ITEMS:

RESCIND EL RANCHO VERDE SPECIFIC PLAN NO. 6

ENVIRONMENTAL IMPACT REPORT E.A.R.# 09-19 (SCH#2009061113)

GENERAL PLAN AMENDMENT NO. 29

LYTLE CREEK RANCH SPECIFIC PLAN NO. 12

**APPLICANT: LYTLE CREEK DEVELOPMENT COMPANY AND LYTLE DEVELOPMENT
JOINT VENTURE III**

**LOCATION: N/S LYTLE CREEK ROAD, RIVERSIDE AVENUE AND SYCAMORE
AVENUE AND UNINCORPORATED AREAS OF THE COUNTY OF SAN BERNARDINO**

**RESCIND THE EL RANCHO VERDE SPECIFIC PLAN; CHANGE THE GENERAL PLAN
DESIGNATION TO "SPECIFIC PLAN" OVERLAY; ADOPT LYTLE CREEK RANCH
SPECIFIC PLAN DESIGNATING THE SITE AS A PLANNED COMMUNITY; AND TO
CONSIDER THE ADEQUACY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
ADDRESSING THE ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED
DEVELOPMENT OF THE 2,447 ACRE PROJECT.**

CLOSE PUBLIC HEARING

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
TO THE CITY COUNCIL TO RESCIND S.P. NO. 6**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
TO THE CITY COUNCIL FOR EAR #09-19 (SCH#2009061113)**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
TO THE CITY COUNCIL FOR GPA NO. 29**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
TO THE CITY COUNCIL FOR S.P. NO. 12**

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Gina Gibson, Senior Planner

6. PUBLIC HEARING

NOTICE TO PUBLIC: To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed 3 minutes to address the Planning Commission.

ITEM:

PRE-ANNEXATION/DEVELOPMENT AGREEMENT NO. 170

**APPLICANT: LYTLE DEVELOPMENT COMPANY, EL RANCHO VERDE GOLF, LLC.,
AND PHARRIS SYCAMORE FLATS, LLC.**

**LOCATION: N/S LYTLE CREEK ROAD, RIVERSIDE AVENUE AND SYCAMORE
AVENUE AND UNINCORPORATED AREAS OF THE COUNTY OF SAN BERNARDINO**

**CONSIDERATION OF A PRE-ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF RIALTO AND LYTLE DEVELOPMENT COMPANY, EL
RANCHO VERDE GOLF LLC, AND PHARRIS SYCAMORE FLATS LLC III FOR THE
DEVELOPMENT OF A 2,447 ACRE PROPERTY UNDER THE TERMS OF THE LYTLE
CREEK RANCH SPECIFIC PLAN.**

CLOSE PUBLIC HEARING

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
TO THE CITY COUNCIL FOR PRE-ANNEXATION/DEVELOPMENT
AGREEMENT NO. 170**

Motion _____
Second _____
Vote _____

PROJECT PRESENTER: Robb Steel, Director of Eco. Dev./Redev.

7. **DIRECTOR OF DEVELOPMENT SERVICES COMMENTS**

8. **PLANNING COMMISSION COMMENTS**

9. **ADJOURNMENT**

Motion _____
Second _____
Vote _____